



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	12	CEDAR 90	0900	01	2,647	109.3824	129.89	343,819	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																							
Exterior Wall	21	STONE 10	3 SNGL FAM - 100% - 2020												Heated Area: 2469												HX Base Yr 2020											
Roof Structure	03	GABLE/HIP 100																																				
Roof Cover	12	MODULAR MT 100																																				
Interior Wall	06	CUST PANEL 100																																				
Interior Floor	12	HARDWOOD 100																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		2 100																																				
Bathrooms		2 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	0	0 100																																				
Units	0	0 100																																				
Occupancy	00	NONE 100																																				
Quality			01	Quality Level 01																																		
DOR CODE			5000 IMPROVED AG																																			
MAP NUM																	MKT AREA		08																			
NEIGHBORHOOD/LOC			8001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,715	100	1,715	222,761																																		
FOP	232	30	70	9,092																																		
FOP	344	30	103	13,379																																		
FUS	754	100	754	97,937																																		
STR	52	10	5	649																																		
TOTALS			3,097		2,647	343,819																																
EXTRA FEATURES			44269 DUSTY RD, CALLAHAN																																			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																						
1	0681	POLE SHED	0 100	60	40	2,400.00	SF	15.00	15.00	100	2000	2000	3	29	10,440																							
2	0681	POLE SHED	0 100	40	30	1,200.00	SF	15.00	15.00	100	2000	2000	3	29	5,220																							
3	0510	GARAGE WD-	0 100	30	16	480.00	SF	26.95	26.95	100	2000	2000	3	29	3,751																							
4	0810	CONCRETE A	0 100	36	4	144.00	SF	6.50	6.50	100	2018	2018	3	98	917																							
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500																							
TOTAL OB/XF																	23,828																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	005000	C	RURAL HOME	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																					
2	006000	A	PAST1/HAY	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	440.00	440.00	3,960																					
3	009910	M	MKT. VAL. AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000																					
REVIEW DATE 07/26/2022 BY TW Total Acres: 10.00 Total Land Value: 33,960 Market: 171,000 Agricultural: 3,960 Common: 30,000 PRINTED 08/02/2023 BY SYS																																						

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2427/1909	1/23/2021	QC U	I	11		100

GRANTOR: HOLLOWAY LIVING TRUST

GRANTEE: HOLLOWAY DUSTIN RAY

2305/0205	9/19/2019	QC U	I	11		100
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GRANTOR: HOLLOWAY CECIL R JR &

GRANTEE: HOLLOWAY DUSTIN RAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W6 FOP=[YR=2022] N8 W43 S8 E43\$ W46 S38 E23 N1
FOP=[YR=2022] E29 N8 W29 S8\$ N8 E29 N29\$ PTR=E20
FUS=[YR=2022] E46 S17 W17 STR=[YR=2022] S6 W4 N13 E4 S7\$ N7
W4 S7 W25 N17\$ W20\$.